

**Vistas at Sonoma Homeowners Association, Inc**  
**Management Certificate**

**SCANNED**

1. Name of Subdivision: Vistas at Sonoma
2. Name of Association: Vistas at Sonoma Homeowners Association, Inc.
3. Location of Association: Sierra Hermosa & Kyle Seale Pkwy, San Antonio, TX 78255
4. Mailing Address for the Association: c/o Trio HOA Management  
17806 IH 10 West Suite 300; San Antonio, TX 78257
5. Contact Information for the Association: Trio HOA Management  
[www.TrioHOA.com](http://www.TrioHOA.com); [contact@triohoa.com](mailto:contact@triohoa.com)  
Phone: 210-399-1402
6. Community Website: [www.vistasatsonoma.com](http://www.vistasatsonoma.com)
7. Recording Information:
  - Replated & Subdivision Plat Establishing Vistas at Sonoma – Plat 9608, Pages 176-1766
8. Recording Declaration
  - Certificate of Incorporation of Vistas at Sonoma Document #20110070470
  - Bylaws of Vistas at Sonoma Ranch Document #20110070469
  - Declaration of Covenants, Conditions & Restrictions for Vistas at Sonoma Document #20120106732
  - First Amendment to Declaration of Covenants, Conditions & Restrictions Document #20170179749
  - Notice of Filing for Vistas at Sonoma: Document Retention Policy, Payment Plan Policy, Records & Production Policy Document #20230090920
  - Supplemental Declaration Document #20120193894
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association. This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. The register agent for the Association is on file with the Texas Secretary of State.
10. Fees associated with the Transfer of Ownership:
  - a. Transfer Fee \$175 to Management; \$75 to HOA
  - b. Resale Certificate \$350- includes Financials, Insurance, Governing Documents

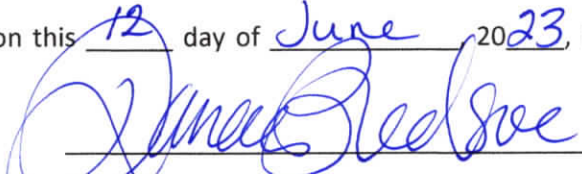
11. Association Management or Representative: Trio Homeowners Association Management

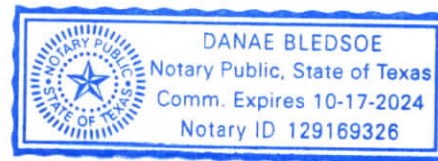
Vistas at Sonoma Homeowners Association, Inc.  
A Texas Non-Profit Corporation

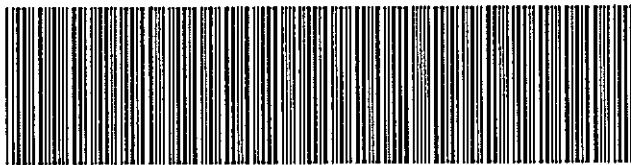
  
By: Jessica Benavidez, Managing Agent

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument has been acknowledged on this 12 day of June, 2023, by Jessica Benavidez  
whose name and signature appears above.

  
Notary Public, State of Texas





\*VG-76-2023-20230107046\*

### File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20230107046

**Recorded Date:** June 14, 2023

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**Total Pages:** 3

**Total Fees:** \$30.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
6/14/2023 1:31 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk